047.0	0005	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	960,500 /	960,500
					USE VALUE:	960,500 /	960,500
					ASSESSED:	960,500 /	960,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		NEWTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HILL ROBERT JR	
Owner 2:		
Owner 3:		
Street 1:	19 WARBLER SPRINGS RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	01773	Type:

PREVIOUS OWNER

Owner 1:	KEATING RITA C/TRUSTEE -
Owner 2:	RITA C KEATING REVOCABLE TRUST -
Street 1:	82 HAMLET ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,845 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2808 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4845.000	503,100	5,100	452,300	960,500
Total Card	0.111	503,100	5,100	452,300	960,500
Total Parcel	0.111	503,100	5,100	452,300	960,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.06 | /Parcel: 342.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 33421
GIS Ref:
GIS Ref:
Insp Date: 11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	556,600	5100	4,845.	452,300	1,014,000	1,014,000	Year End Roll	12/18/2019
2019	104	FV	490,600	5100	4,845.	480,500	976,200	976,200	Year End Roll	1/3/2019
2018	104	FV	490,600	5100	4,845.	350,500	846,200	846,200	Year End Roll	12/20/2017
2017	104	FV	460,800	5100	4,845.	305,300	771,200	771,200	Year End Roll	1/3/2017
2016	104	FV	460,800	5100	4,845.	260,100	726,000	726,000	Year End	1/4/2016
2015	104	FV	405,000	5100	4,845.	254,400	664,500	664,500	Year End Roll	12/11/2014
2014	104	FV	405,000	5100	4,845.	209,200	619,300	619,300	Year End Roll	12/16/2013
2013	104	FV	421,000	5100	4,845.	199,000	625,100	625,100		12/13/2012

!3996!

PRINT

Date	Time
12/10/20	19:06:03

LAST REV

Date	Time
09/30/20	11:04:52

apro

USER DEFINED

Prior Id # 1:	33421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.: 3996

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEATING RITA C/	71863-236	1	11/9/2018		999,000	No	No		
KEATING DANIEL	65658-204		7/1/2015	Convenience	1	No	No		
KEATING DANIEL	60435-137		11/7/2012	Convenience	1	No	No		
KEATING DANIEL	57538-56		9/29/2011	Convenience	1	No	No		
KEATING DANIEL	53723-249		10/26/2009	Family	99	No	No		
KEATING DANIEL	51711-588		9/23/2008	Family	99	No	No		
KEATING DANIEL/	51592-455		8/20/2008	Family	1	No	No		
KEATING DANIEL/	51592-452		8/20/2008	Family	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2009	99	Redo Kit	5,100					
1/23/2009	48	Redo Bat	8,600					
4/26/2005	299	Manual	5,000			G6	GR FY06	WINERTIZE 2 SUNROO
7/22/2003	634	New Wind	10,000			G6	GR FY06	REPL PORCH WNDWS,
2/13/2001	78	Re-Roof	2,500	C				
2/8/2001	74	Alterati	15,800	C				REMODEL ATTIC/ADD

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2019	SQ Returned	JO	Jenny O
11/30/2018	MEAS&NOTICE	CC	Chris C
4/16/2009	Measured	163	PATRIOT
7/26/2005	Inspected	BR	B Rossignol
10/24/2000	Hearing N/C	189	PATRIOT
5/8/2000	Inspected	276	PATRIOT
3/1/2000	Measured	270	PATRIOT
8/19/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4845		Sq. Ft.	Site		0	80.	1.17	1									452,279						452,300	

Total AC/HA: 0.11123 | Total SF/SM: 4845 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 452,279 | Spl Credit | Total: 452,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06633615
Const Adj.:	0.97515047
Adj $ / SQ:	176.772
Other Features:	133500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683608
Depreciation:	180472
Depreciated Total:	503135

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

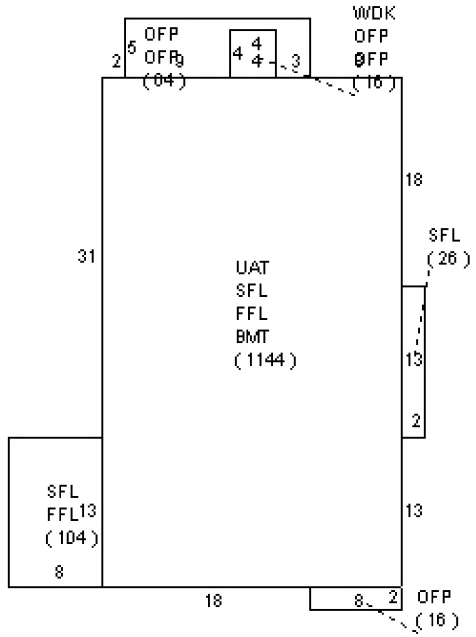
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.77
Special Features:	0	Val/Su Net:	121.40
Final Total:	503100	Val/Su SzAd	199.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,274	176.770	225,208
FFL	First Floor	1,248	176.770	220,612
BMT	Basement	1,144	53.030	60,668
UAT	Upper Attic	286	136.110	38,929
OFP	Open Porch	176	25.230	4,441
WDK	Deck	16	15.600	250

Net Sketched Area:	4,144			Total:	550,108
Size Ad	2522	Gross Are	5002	FinArea	2808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100